



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
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Naomi L. Bolton
Land Use Coordinator

Office Hours:
Monday
thru
Friday
8 AM – 4:30 PM

**PLANNING BOARD
MINUTES
JULY 9, 2009
(Approved as written 8/27/09)**

PRESENT: Frank Bolton, Vice Chairman; George Malette, Secretary; Tom Clow, Exofficio; Naomi L. Bolton, Land Use Coordinator

GUESTS: None

I. CALL TO ORDER:

In the absence of Chairman Francisco, Vice Chairman Bolton called the meeting to order at 7:05 PM at the Weare Town Office Building.

II. WORK SESSION

DISCUSSION OR FOLLOW UP OF THE CONSERVATION EASEMENT SUBCOMMITTEE CHANGING REGULATIONS REPORT FROM CONSERVATION EASEMENT SUBCOMMITTEE: Frank Bolton led the discussion regarding Article 27.3.1. He read the current language of article 27.3.1 and what he would like to see is replacing the wording to read as follows: Cluster development is required in all zones after consultation and recommendation by the Conservation Commission. The Planning Board may require a standard subdivision.”

Mr. Bolton stated that right now if a developer comes in and wants to do a standard subdivision the Planning Board has the ultimate authority to require a cluster. If the developer requires a cluster the Planning Board has no options. The way he interprets Article 27.3.1 now is that if someone requests a cluster the Planning Board has no say. If this proposed wording was adopted if the developer comes in and requests a standard subdivision he can't. The only thing that they can request is a cluster but the Planning Board has the final say and if the Planning Board wants a traditional they can direct the applicant to do it.

Tom Clow stated that he thinks there is flexibility either way in the present ordinance. His concern is the problem of the automatic cluster bothers him. He has seen some good ones and some not so good ones.

Mr. Bolton stated that what he is trying to achieve with this change would be to slightly tweak the existing regulations. The problem with the existing wording is that there are people that want to and there are people who are required to.

George Malette stated that it is his understanding that the Planning Board has the right to choose between a cluster or traditional and he doesn't see a real need for a change there. He would suggest gathering other Town's ordinances. He knows that the Town of Goffstown requires a cluster design and he would like to see their ordinance for their wording.

Mr. Bolton stated that the Conservation Easement subcommittee did buy into this change. One of the other things that the subcommittee talked about was a density bonus.

Mr. Bolton stated that he will get Goffstown's ordinance and possibly a couple of other Towns to see how their ordinances are written and bring it back to the next work session.

This topic will remain a discussion topic on future work session agendas.

III. OTHER BUSINESS:

JUNE 25, 2009 MINUTES: George Malette moved to approve the June 25, 2009 minutes as amended; Tom Clow seconded the motion, all in favor except for Frank Bolton who abstains.

LETTER OF COMMITMENT FOR SNHPC: George Malette informed the board that last night the Conservation Commission signed a letter of commitment for Southern NH Planning Commission for \$15,000 for a study along the Piscataquog River with all 13 communities. Nine of the thirteen communities have signed the commitment. They will be moving forward to do studies on what is going on around the river and making suggestions how to keep and preserve the records.

AUGUST MEETING: George Malette stated that at the next Conservation Commission (CC) meeting they will be going over the final copy of the draft maps for the NRI (Natural Resource Inventory). Then following the meeting the company will make the necessary changes, forward the updated maps to the CC for their review and then final maps will be delivered to the CC by October.

CELL TOWERS ON TOWN OWNED LAND: Mr. Bolton stated that at the last meeting the cell tower was discussed and there was some presentation made about putting it on Town owned property. He stated that he didn't think much about it but right next door to this proposed site is the Town property that would be able to take a 25' tower to accomplish the same coverage. Mr. Bolton stated that he felt that the regulations should be looked and possibly changed so that any future towers that are being proposed will be required to check Town owned land first.

IV. ADJOURNMENT:

As there was no further business to come before the board, Tom Clow moved to adjourn at 8:00 PM; George Malette seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton
Land Use Coordinator